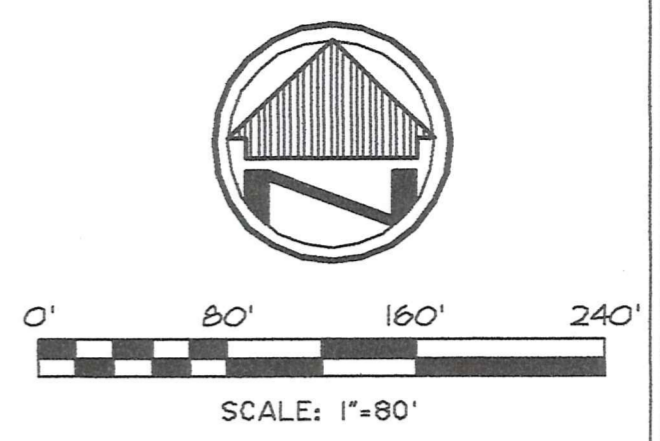


STATE OF OHIO, COUNTY OF GEAUGA AND TOWNSHIP OF RUSSELL
 BEING PART OF ORIGINAL RUSSELL TOWNSHIP LOT NO. 1 AND 6,
 SECTION NO. 9, TRACT NO. 1.

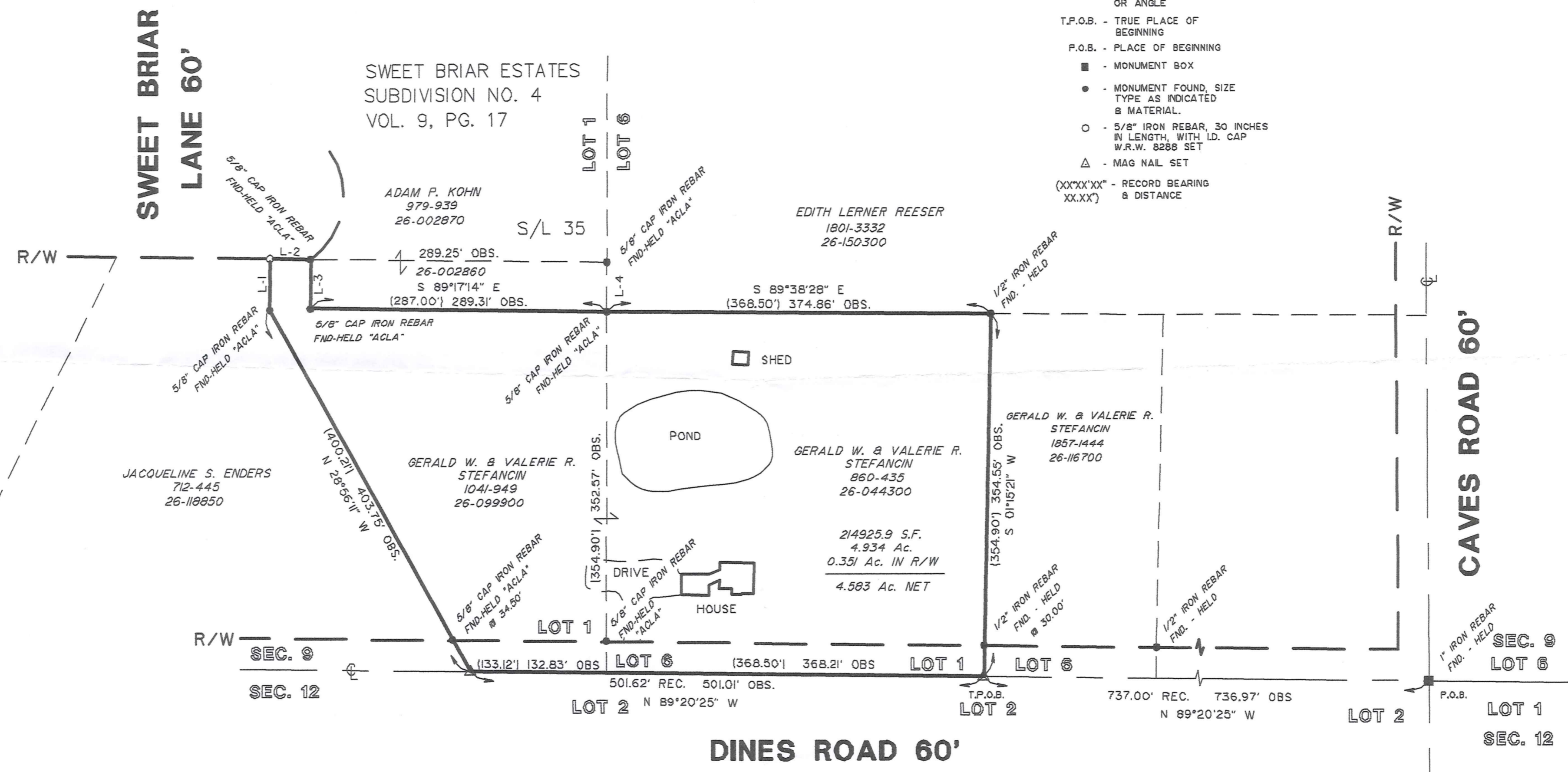
BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS N 89°20'25" W FOR THE CENTERLINE OF DINES ROAD PER PLAT VOLUME 10, PAGE 132 OF THE GEAUGA COUNTY RECORDER'S OFFICE.



LINE TABLE

L-1	(50.00')	50.00'	OBS.	N 00°18'10" E
L-2	(40.00')	39.95'	OBS.	S 89°18'09" E
L-3	(48.34')	48.22'	OBS.	S 00°18'10" W
L-4	(48.34')	48.30'	OBS.	S 00°14'30" W

- LEGEND**
- REC. - RECORD DISTANCE OR ANGLE
 - CAL. - CALCULATED DISTANCE OR ANGLE
 - OBS. - OBSERVED DISTANCE OR ANGLE
 - T.P.O.B. - TRUE PLACE OF BEGINNING
 - P.O.B. - PLACE OF BEGINNING
 - - MONUMENT BOX
 - - MONUMENT FOUND, SIZE TYPE AS INDICATED & MATERIAL.
 - - 5/8" IRON REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP W.R.W. 8288 SET
 - △ - MAG NAIL SET
 - (XX'XX'XX" - RECORD BEARING & DISTANCE



NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF THE PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY DECLARE THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, AND HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS PLAT.

William R. Wallace 11/7/12
 WILLIAM R. WALLACE REG. NO. 8288 DATE
 W. R. WALLACE LLC
 LAND SURVEYING SERVICES



THIS CONSOLIDATION OF LAND IS IN COMPLIANCE WITH THE APPLICABLE RUSSELL TOWNSHIP ZONING RESOLUTION.

DATE: _____

SIGNATURE: _____

SURVEY REFERENCE:
 DEEDS AS SHOWN
 PLATS AS SHOWN
 GEAUGA COUNTY TAX MAPS

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
PAK 11/9/12
 OFFICE OF THE GEAUGA COUNTY ENGINEER

DATE	11/7/12
REVISIONS	GEAUGA COUNTY ENGINEER'S OFFICE
Date:	9/28/12
Drawn By:	WRW
Checked By:	WRW
Field Book:	100
Scale:	1" = 80'

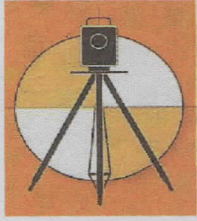
LOT CONSOLIDATION SURVEY
 GERALD W. & VALERIE R. STEFANCIN
 7728 DINES ROAD
 NOVELTY, OHIO 44072

W.R. WALLACE LLC
 Land Surveying Services
 1077 Middlefield Trail
 Brunswick, Ohio 44212
 (330) 220-8581
 www.wrwallacesurvey.com

JOB NO. 2012016
 SHEET 1 OF 1

RUS00114
RUS 00114

Stefancin (12-092)
Picked up date
11-9-12
26-044300
Vol 1937 P6 2210



W.R. WALLACE LLC
Land Surveying Services
www.wrwallacesurveying.com

September 28, 2012
Job No. 2012016

Description of a 4.634 acre parcel

Situated in the State of Ohio, County of Geauga, Township of Russell and known as being part of Original Russell Township Lot Nos. 1 and 6, Section No. 9, Tract No. 1 and is bound and described as follow:

Beginning at a monument box with a 1 inch Rebar found in the centerline intersection of Caves Road, a 60 foot public right of way and Dines Road, a 60 foot public right of way; Thence North 89 degrees 20 minutes 25 seconds West along the centerline of said Dines Road a distance of 736.97 feet to a Mag Nail Set at the southwest corner of land now or formerly conveyed to Gerald W. and Valerie R. Stefancin by Deed Volume 1857 Page 1444 of the Geauga County recorder's Office which marks the **true point of beginning**;

Thence continuing along the centerline of said Dines Road North 89 degrees 20 minutes 25 seconds West a distance of 501.01 feet to a Mag Nail Set at the Southeasterly corner of land now or formerly conveyed to Jacqueline S. Enders by Deed Volume 712, Page 445 of the Geauga County recorder's Office;

Thence North 28 degrees 56 minutes 11 seconds West along the easterly line of said Enders passing thru a 5/8 inch iron rebar with ID Cap "ACLA" at 34.50 feet a total of distance of 403.75 feet to a 5/8 inch iron rebar with ID Cap "ACLA" found;

Thence continuing along the easterly line of said Enders North 00 degrees 18 minutes 10 seconds East a distance of 50.00 feet to a 5/8 inch iron rebar with ID Cap set in the southerly right of way line of Sweet Briar Lane;

Thence South 89 degrees 18 minutes 09 seconds East along the southerly right of way line of said Sweet Briar Lane a distance of 39.95 feet to a 5/8 inch iron rebar with ID Cap "ACLA" found in the westerly line of land now or formerly conveyed to Adam P. Kohn by Deed Volume 979, Page 939 of the Geauga County recorder's Office;

Thence South 00 degrees 18 minutes 10 seconds West along said Kohn a distance of 48.22 feet to a 5/8 inch iron rebar with ID Cap "ACLA" found;

Thence South 89 degrees 17 minutes 14 seconds East along the southerly line of said Kohn a distance of 289.13 feet to a 5/8 inch iron rebar with ID Cap "ACLA" found at the southwest corner of land now or formerly conveyed to Edith Lerner Reeser by Deed Volume 1801, Page 3332 of the Geauga County recorder's Office;

Thence South 89 degrees 38 minutes 28 seconds East along the southerly line of said Lerner and Reeser a distance of 374.86 feet to a 1/2 inch iron rebar found at the northwest corner of said Stefancin;

Thence South 01 degrees 15 minutes 21 seconds West along the westerly line of said Stefancin passing thru a 1/2 inch iron rebar found at 30.00 feet from centerline of said Dines Road A total of distance of 354.55 feet to the **true point of beginning**;

The above parcel contains an area of 214925.9 square feet or 4.934 acres, of which 0.351 acres lie with in the public right of way, as surveyed by William R. Wallace, PS 8288, of W. R. Wallace LLC, of Brunswick, Ohio in September of 2012. Basis of bearings is North 89 degrees 20 minutes 25 seconds West for the centerline of said Dines Road from Plat Volume 10, Page 132 of the Geauga County recorder's Office. This parcel subject to all easements and right of ways of public record or as otherwise legally established. All iron rebar set is 5/8 inch in diameter, 30 inches long with yellow ID Cap. This Plat is to consolidate two properties of Gerald W. and Valerie R. Stefancin PPN 26-099900 Volume 1041 Page 949 and PPN 26-04430 Volume 960, Page 435.

William R. Wallace

Plat and Description Prepared By
William R. Wallace, PS 8288



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

PAK 11/19/12

OFFICE OF THE
GEAUGA COUNTY ENGINEER